

1210 SE 46<sup>TH</sup> LN  
CAPE CORAL, FL



OFFICE/RETAIL  
SPACE FOR LEASE



## Property Overview

Located at 1210 SE 46th Ln in Cape Coral, this recently renovated traditional office property offers a total of 2,240 square feet of flexible commercial space within a single-story building. Originally built in 1981 and fully remodeled in 2026, the property delivers modern finishes and efficient layouts suitable for a wide range of professional office users.

The building features multiple suites with a minimum divisible size of 527 SF and the ability to lease up to 2,240 SF contiguous, providing flexibility for both small and growing businesses. All suites are currently vacant, offering immediate leasing opportunities. The property sits on approximately 0.16 acres and includes 13 on-site parking spaces, ensuring convenience for tenants and visitors.

MADISON, WI

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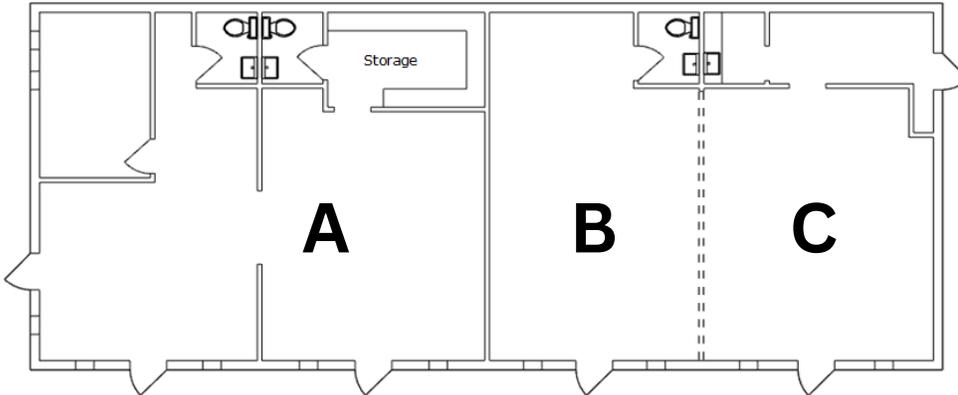
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Suite A  
1120 Sq Ft

Suite B & C (Divisible)  
1120 Sq Ft  
(B: 527 Sq Ft + C: 592 Sq Ft)



**Suite A: 1,120 Sq. Ft.**

Base Rent \$2,190

CAM\* \$560

Total Rent \$2,750

**Suite B: 592 Sq. Ft.**

Base Rent \$1,031

CAM\* \$296

Total Rent \$1,327

**Suite C: 527 Sq. Ft.**

Base Rent \$917

CAM\* \$264

Total Rent \$1,181

Lease Type Modified Gross

Parking Stalls 13

\*CAM charges include: property taxes, insurance, maintenance of building exterior, HVAC equipment, plumbing equipment, and groundskeeping.